



2024-004269  
Klamath County, Oregon  
05/29/2024 01:39:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Aryn Edgar Richardson and Dianna Lee  
Richardson  
6208 Canyon Ct  
Albany, OR 97321

Until a change is requested all tax statements shall be sent to the following address:

Aryn Edgar Richardson and Dianna Lee  
Richardson  
6208 Canyon Ct  
Albany, OR 97321  
File No. 631794AM

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### STATUTORY WARRANTY DEED

**Deanna Linette Dobbins, Trustee of the Deanna Linette Dobbins Living Trust, U/A dated September 12, 2018,**

Grantor(s), hereby convey and warrant to

**Aryn Edgar Richardson and Dianna Lee Richardson, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 4 in Block 1 of First Addition Cres-Del Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2407-007B0-04100**

**The true and actual consideration for this conveyance is \$425,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return To:



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of May, 2024.

Deanna Linette Dobbins Living Trust

[Signature]  
Deanna Linette Dobbins, Trustee

State of Oregon } ss.  
County of Deschutes }

On this 28<sup>th</sup> day of May, 2024, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Deanna Linette Dobbins known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Deanna Linette Dobbins Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon»  
Residing at: Oregon  
Commission Expires: 4/5/2025

